

TRANSFER  
TAX  
PAIDWARRANTY DEED**016908**

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AIMEE A. GILBERT a/k/a AMIEE A. GILBERT of Waterville, Maine, for consideration paid, grants to ANDREW P. COLLAR of Waterville, Maine, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at the northeast corner of Lot No. 83; thence northerly by the Kennebec River about fifty poles (50) to the southeast corner of Lot No. 85; thence to extend the whole width of said lot so far westerly as to contain seventy-five (75) acres, it being the front part of Lot No. 84 on the first range. EXCEPTING therefrom, a small parcel by the side of the road released to the State of Maine by deed dated January 1, 1937, and recorded in the Kennebec County Registry of Deeds in Book 726, Page 205 to which reference is made.

Excepting and reserving from the above described parcel of land the following parcels of land which have been previously conveyed out by the following conveyances:

1. Warranty Deed from Lucetta Trafton Russell to Isabelle White dated April 20, 1950, and recorded in the Kennebec County Registry of Deeds in Book 890, Page 485.
2. Warranty Deed from Bernard Trafton to William A. Trafton and Patricia A. Trafton dated June 14, 1962, and recorded in the Kennebec County Registry of Deeds in Book 1266, Page 393. Said deed was re-recorded in Book 1268, Page 412.
3. Warranty Deed from Bernard C. Trafton and Priscilla J. Trafton to William A. Trafton and Mary Anne Trafton dated June 10, 1971, and recorded in the Kennebec County Registry of Deeds in Book 1553, Page 448.
4. Warranty Deed from Bernard Trafton and Priscilla Trafton to First Hartford Corporation dated August 23, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1595, Page 377.
5. Warranty Deed from Bernard C. Trafton and Priscilla Trafton to James G. Magaw and Jeannette A. Magaw dated March 17, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1891, Page 39.
6. Warranty Deed from Bernard C. Trafton and Priscilla Trafton to William A. Trafton and Mary Anne Trafton dated May 3, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3341, Page 172.

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7. Warranty Deed from Priscilla Trafton to Keith R. Trafton dated January 22, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5061, Page 102.

8. Warranty Deed from Priscilla Trafton to Keith R. Trafton dated June 30, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4720, Page 178.

9. Excepting the following described parcel which was conveyed to Leo Pelotte as follows:

"A certain lot or parcel of land situated easterly of, but not adjacent to, the easterly side of the West River Road, so-called in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the southeasterly corner of Parcel Three, and on the northerly line of Parcel One, as described in the deed of Gano Associates, Inc. to Waterville Industries, Inc., said deed dated May 28, 1986 and recorded in the Kennebec County Registry of Deeds Book 2957, Page 321; thence by the following courses and distances, to wit:

a) North forty-seven Degrees, Thirty-two minutes, Five Seconds East (N 47° 32' 05" E) along the easterly line of land retained by the grantor herein, a distance of Three Hundred Twenty-six and 78/100ths (326.78) feet to an iron rod set at an angle point in said line; thence

b) North Fifty-four Degrees, Twelve Minutes, Fifteen Seconds East (N 54° 12' 15" E) along the easterly line of said land retained by the grantor herein, a distance of One Hundred Forty-five and 18/100ths (145.18) feet to a rod set at an angle point in said line; thence

c) North Fifty-two Degrees, Sixteen Minutes, Eight Seconds East (N 52° 16' 08" E) along the easterly line of said land retained by the grantor herein, a distance of one Hundred Eighty and 65/100ths (180.65) feet to an iron rod set on said line; thence

d) Continuing North Fifty-two Degrees, Sixteen Minutes, Eight Seconds East (N 52° 16' 08" E) along the easterly line of said land retained by the grantor herein, a distance of Two Hundred Ninety-five and 31/100ths (295.31) feet to an iron rod set on the southerly line of the land described in the deed of Thomas Michaud to Earl P. Crandlemire, said deed dated June 23, 1953 and recorded in said Registry Book 941, Page 353; thence

e) South Sixty-one Degrees, Eleven Minutes, Thirty-six Seconds East (S 61° 11' 36" E) along the southerly line of the land now or formerly owned by said Crandlemire, a distance of one Hundred, Fifty-eight and 61/100ths (158.61) feet to an iron rod set on said line; thence

f) Continuing along the same bearing and line, a distance of Seventy and 43/100ths (70.43) feet, more or less, to the westerly bank of the Kennebec River; thence

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g) In a general southerly direction along the westerly bank of said river, a distance of Eight Hundred Eighty-three (883) feet, more or less, to the northerly line of Parcel One as described in the deed to Waterville Industries, Inc., hereinbefore referenced; thence

h) North Sixty-two Degrees, Thirty-six Minutes, Thirty-eight Seconds West (N 62° 36' 38" W) along the northerly line of said Parcel One, a distance of Eighty-seven and 83/100ths (87.83) feet, more or less, to an iron pin found on said line; the bearing and distance from the iron rod called in Paragraph e above to the iron pin called in this paragraph is South Thirty-eight Degrees, One Minute, Seventeen Seconds West (S 38° 01' 17" W), Eight Hundred Seventy-nine and 31/100ths (879.31) feet; thence

i) Continuing North Sixty-two Degrees, Thirty-six Minutes, Thirty-eight Seconds West (N 62° 36' 38" W) along the northerly line of said Parcel One, a distance of Three Hundred Sixteen and 62/100ths (316.62) feet to a Twenty-four (24) inch elm tree on said line; thence

j) Continuing along the same bearing and line, a distance of Fifty-seven and 98/100th (57.98) feet to the iron rod set at the point of beginning.

All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

Together with a right of way for the purpose of ingress and egress and for the purpose of the installation of utilities. Said right of way to be Fifty and 00/100ths (50.00) feet wide and to run easterly from the West River Road across the land of the grantor herein to the above described premises and to lie next northerly of first, the northerly line of the land described in the deed of the United States of America to Theodore H. Brown et al., said deed dated August 23, 1966 and recorded in said Registry in Book 1426, Page 581, and second, the northerly line of Parcel Three as described in the deed to Waterville Industries, Inc., hereinbefore referenced.

The above described parcel contains Two Hundred Ninety-six Thousand Three Hundred Eleven (296,311) square feet, more or less, or Six and 802/1000ths (6.802) acres and is the same labeled "Land of Priscilla J. Trafton to be conveyed to Leo A. Pelotte" on a survey entitled, "Plan of Property to be conveyed to Leo R. Pelotte," dated 11/97."

10. Excepting the parcel described in a deed from Priscilla J. Trafton to Priscilla J. Trafton and William A. Trafton dated September 13, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6299, Page 129.

11. Excepting the parcel described in a deed from William A. Trafton and Mary Anne Trafton to Kennebec

Valley New Life Center dated June 11, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6942, Page 34. 7-80


Being the same premises conveyed to Amiee A. Gilbert (scrivener's error - should have been Aimee A. Gilbert) by Warranty Deed of William A. Trafton and Mary Anne Trafton dated June 21, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6954, Page 213.

EXCEPTING AND RESERVING to the Grantor herein, Aimee A. Gilbert, all that land lying on the westerly side of the West River Road, so-called.

MEANING AND INTENDING to convey all Grantor's land, being approximately 13 acres, located on the easterly side of the West River Road, so-called.

WITNESS my hand and seal on May 12, 2003.

  
WITNESS


  
AIMEE A. GILBERT  
(AIMEE A. GILBERT)

May 12, 2003

THE STATE OF Maine  
Kennebec, ss.

Then personally appeared the above named AIMEE A. GILBERT and acknowledged the foregoing instrument to be her free act and deed.

Before me

  
Notary Public



MICHAEL F. PHILLIPS, JR.  
Notary Public, State of Maine  
My Commission Expires May 31, 2009

RECEIVED KENNEBEC SS.

2003 MAY 27 PM 12:56

TEST:   
REGISTER OF DEEDS